

IN RE: PETITION FOR SPECIAL HEARING
W/S Falls Road, 25 ft. (+/-)
S of c/l Old Lyme Road
11505 St. David's Lane
8th Election District
3rd Councilmanic District
Edwin C.M. Cassard, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-422-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 11505 St. David's Lane in the Lutherville section of Baltimore County. The Petition is filed by Edward C.M. Cassard, Alice A. Cassard, as well as their son, Willem D. Cassard and his wife, Sandra Cassard, all property owners. Special Hearing relief is requested, pursuant to Section 1A04.3.B.6 of the Baltimore County Zoning Regulations (BCZR), to approve an in-law apartment in an R.C.5 zone. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Edwin C.M. Cassard, Willem D. Cassard and Sandra D. Cassard. There were no interested persons or Protestants present.

Testimony and evidence offered was that the subject property is 1.809 acres in area, zoned R.C.5. The site, although bearing a St. David's Lane address, abuts Falls Road just south of that roadway's intersection with Padonia Road. Previously, the site was unimproved, however, the Petitioners have acquired the property and are constructing a single family dwelling thereon. As shown on the site plan, the single family dwelling will contain a wing which is to be utilized as an in-law apartment. In this regard, it was noted at the hearing that Alice A. Cassard is elderly, is

ORDER RECEIVED FOR FILING

Date

By

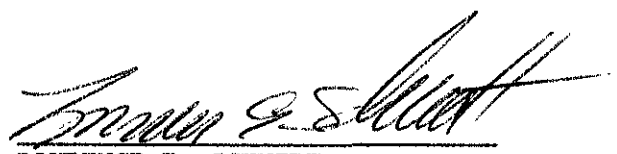
MICROFILMED

in poor health and is wheelchair bound. In order to provide an appropriate environment for her care, her husband and son have acquired the subject property for construction of the proposed dwelling. The Petitioners indicated at the hearing that they understood that the apartment to be constructed could be utilized only by Mrs. Cassard or another member of the family and could not eventually be converted to a rental unit. Moreover, a letter was submitted from The Clearings Association (Petitioners' Exhibit No. 2), which indicates support for the subject Petition.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, I am persuaded that the Petition for Special Hearing shall be granted. It need be emphasized that the in-law apartment can be utilized only as the names suggest; that is, only for family members. Upon the death or relocation of Mr. and Mrs. Cassard, Sr., the apartment cannot be utilized as a rental unit or for individuals other than family members.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of June, 1996 that approval to allow an in-law apartment in an R.C.5 zone, pursuant to Section 1A04.3.B.6 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
att.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 27, 1996

Mr. and Mrs. Edwin C.M. Cassard
6005 Ready Avenue
Baltimore, Maryland 21212

Mr. and Mrs. Willem D. Cassard
6005 Ready Avenue
Baltimore, Maryland 21212

RE: Petition for Special Hearing
Edwin C.M. Cassard, et al, Petitioners
Case No. 96-422-SPH
Property: 11505 St. David's Lane, Lutherville

Dear Mr. and Mrs. Cassard:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11505 St. David's Lane Lutherville, MD 21093
96-422-SPH which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an in-law apartment in RC-5 zone. (SEC. 1A04.3.B.6)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Edwin C. M. Cassard / Alice A. Cassard
(Type or Print Name)

Edwin C. M. Cassard / Alice A. Cassard
Signature

Willem D. Cassard / Sandra D. Cassard
(Type or Print Name)

Willem D. Cassard / Sandra D. Cassard
Signature

6005 Ready Ave (410) 532-8798
Address Phone No.

Baltimore, MD 21212
City State Zipcode
Name, Address and phone number of representative to be contacted.

Nina Watts O'Connor Piper Flynn
Name
1402 York Rd Lutherville, MD 21093
Address
667-3407 v.m.
Phone No.
823-6111

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 4/26/90

421



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Zoning Administration

Development Management

Zoning Description

96-422-SPH

Zoning description for 11505 St. David's Lane, Lutherville, MD 21093.

Beginning at a point on the west side of Falls Road which is 50 feet wide at the distance of 25 feet \pm south of the centerline of the nearest improved intersecting street Old Lyme Road which is 50 feet wide. Being Lot # 5, Block B, Section 2, in the subdivision of The Clearings, as recorded in Baltimore County Plat Book # 50 Folio # 143 containing 1.809 acres. Also known as 11506 Falls Road and located in the 8th election district. C-3

#421

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-4122-S04

District PA

Posted for: Special Hearing

Date of Posting 5/17/96

Petitioner: Edwin + Alice + Sandra Cogswold

Location of property: 11525 ST. DON'T RD.

Location of Sign: Facing 700' away on property being zoned

Remarks: _____

Posted by: McKelvey

Signature

Number of Signs: 1

Date of return: 5/31/96

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations, if Baltimore County will hold a public hearing on the pending standard bench in Room 106 of the County Office Building, 117 W. Chesapeake Avenue in Towson, Maryland 21204 on: Room 117A, Old Courthouse, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Cases: 886-025594
(Item #21)
11515 St. David's Lane
W/S Falls Road, 25 ft. S of rd
Oy Lynne Road
8th Election District
3rd Commandant

Legal Owners: Edwin C.M. Cassard, Alice A. Cassard, William D. Cassard and Sandra D. Cassard
Special Hearing to approve an in-law apartment.
Hearing: Thursday, June 6, 1996 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the file and/or Hearing, Please Call 887-3391.

5/109 May 9 030642

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/9, 19 96

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9, 19 96.

THE JEFFERSONIAN.

D. H. Amick
LEGAL AD. - TOWSON

PROHIBIT

APPROVED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Nr 095878

96-422-SPH

DATE 11-26-96 ACCOUNT P-001-415-000

(2)

AMOUNT \$ 85.00

RECEIVED CASSARD
FROM:

030 - SPH - 1150

ITEM # 421

040 - SIGN - 1135

Taken by: JRF

FOR: 1135

MICROFILMED

3491W0239MICRC
BA 0002137END4-26-96

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY
May 9, 1996 Issue - Jeffersonian

Please forward billing to:

Nina Watts
O'Connor Piper & Flynn
1402 York Road
Lutherville, MD 21093
823-6111

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-422-SPH (Item 421)
11505 St. David's Lane
W/S Falls Road, 25' +/- S of c/l Oly Lyme Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Edwin C.M. Cassard, Alice A. Cassard, Willem D. Cassard and Sandra D. Cassard

Special Hearing to approve an in-law apartment.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-422-SPH (Item 421)

11505 St. David's Lane

W/S Falls Road, 25'+/- S of c/l Oly Lyme Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Edwin C.M. Cassard, Alice A. Cassard, Willem D. Cassard and Sandra D. Cassard

Special Hearing to approve an in-law apartment.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, stylized "J" and "A".

Arnold Jablon
Director

cc: Edwin C. M. Cassard, et al
Nia Watts

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 31, 1996

Edwin and Alice Cassard
6005 Ready Avenue
Baltimore, MD 21212

RE: Item No.: 421
Case No.: 96-422-SPH
Petitioner: Edwin Cassard, et ux

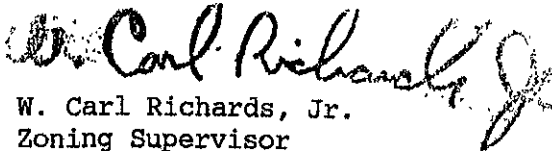
Dear Mr. and Mrs. Cassard:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 96.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 06, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 410, 411, 413, 414, 415, 416,
417, 418, 419, 420, 421 AND 422.

1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-15-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 6, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 410

411

412

413

414

415

416

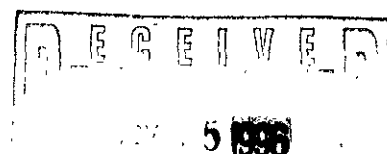
417

420
421
422

RBS:sp

BRUCE2/DEPRM/TXTSBP

UNRECORDED



10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: May 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 410-416 and 418-420 and 421 *GW-2*

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
11505 St. David's Lane, W/S Falls Road,	*	ZONING COMMISSIONER
25'+/- S of c/l Old Lyme Road	*	OF BALTIMORE COUNTY
8th Election District, 3rd Councilmanic	*	CASE NO. 96-422-SPH
Legal Owner(s): Edwin, Alice, Willem and		
Sandra Cassard	*	
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

ZC HRGS
THURS. 6/6

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Nina Watts, O'Connor, Piper & Flynn, 1402 York Road, Lutherville, MD 21093, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

January 24, 1996

Department of Permits and Licenses
Baltimore County
111 W. Chesapeake
Towson, MD 21204

Dear Department Representative:

The Ashley Group, Ltd is in the process of applying to Baltimore County on our behalf for permits to construct a dwelling at 11505 St. David's Lane (Lot #5, Block B, The Clearings) in Lutherville, MD. Because of the unique design of our home, we were asked to provide this letter to explain that our proposed house is intended only for a single family.

We are building this home jointly with my husband's parents in an effort to reduce the hardship my father-in-law experiences in caring for his wife on a daily basis. They need a dwelling which is designed to accommodate her handicapped needs while providing enough space for two people to live comfortably. A second kitchen is needed, as well, to conform to her special needs. Our combined home will enable my husband and I to participate in her care and relieve some of the burden on my father-in-law.

Please be assured that when the inevitable does occur, we have no intention or desire to rent any part of this house. In conformance with Baltimore County zoning code and all applicable building codes, at no time will anyone other than family members occupy any part of this house. Should we decide to sell this house some day, we will make this requirement clear to any potential buyers of the house.

Please feel free to contact the Ashley Group, Ltd. if you need any more information from us.

Sincerely,



Sandra D. Cassard

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

William D. Cassard

William D. Cassard

x Sandra D. Cassard

Edwin Cassard

6005 Ready Ave

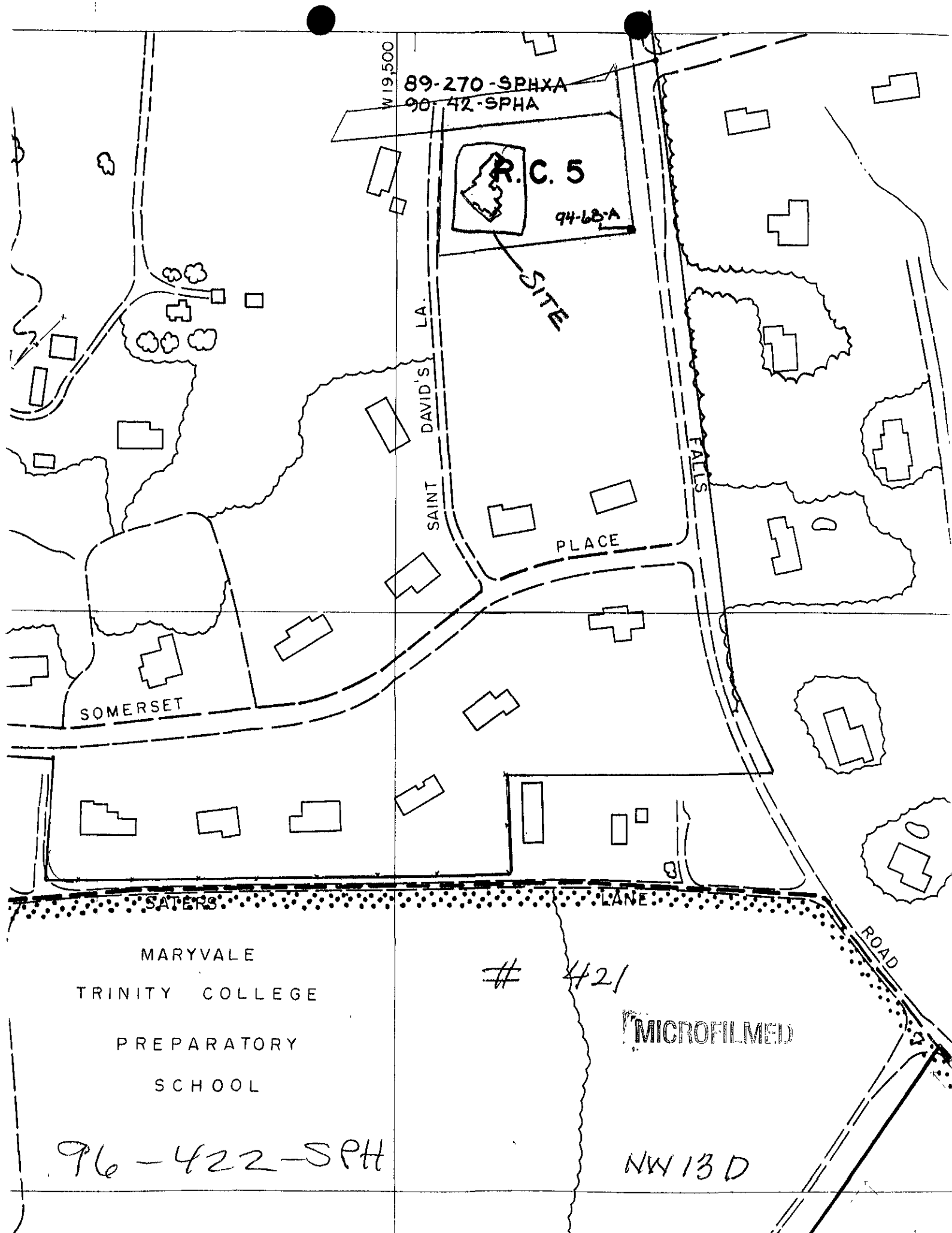
Bait, MD 21212

3020 INVERNESS DR.

CHEVY CHASE MD 20815



RECEIVED



89-270-SPHXA
90-42-SPHA

R.C. 5
94-68-A

SITE

SAINT DAVID'S L.A.

FALLS

PLACE

SOMERSET

SAPERS

LANE

ROAD

MARYVALE
TRINITY COLLEGE
PREPARATORY
SCHOOL

421

MICROFILMED

96-422-SPH

NW 13 D

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

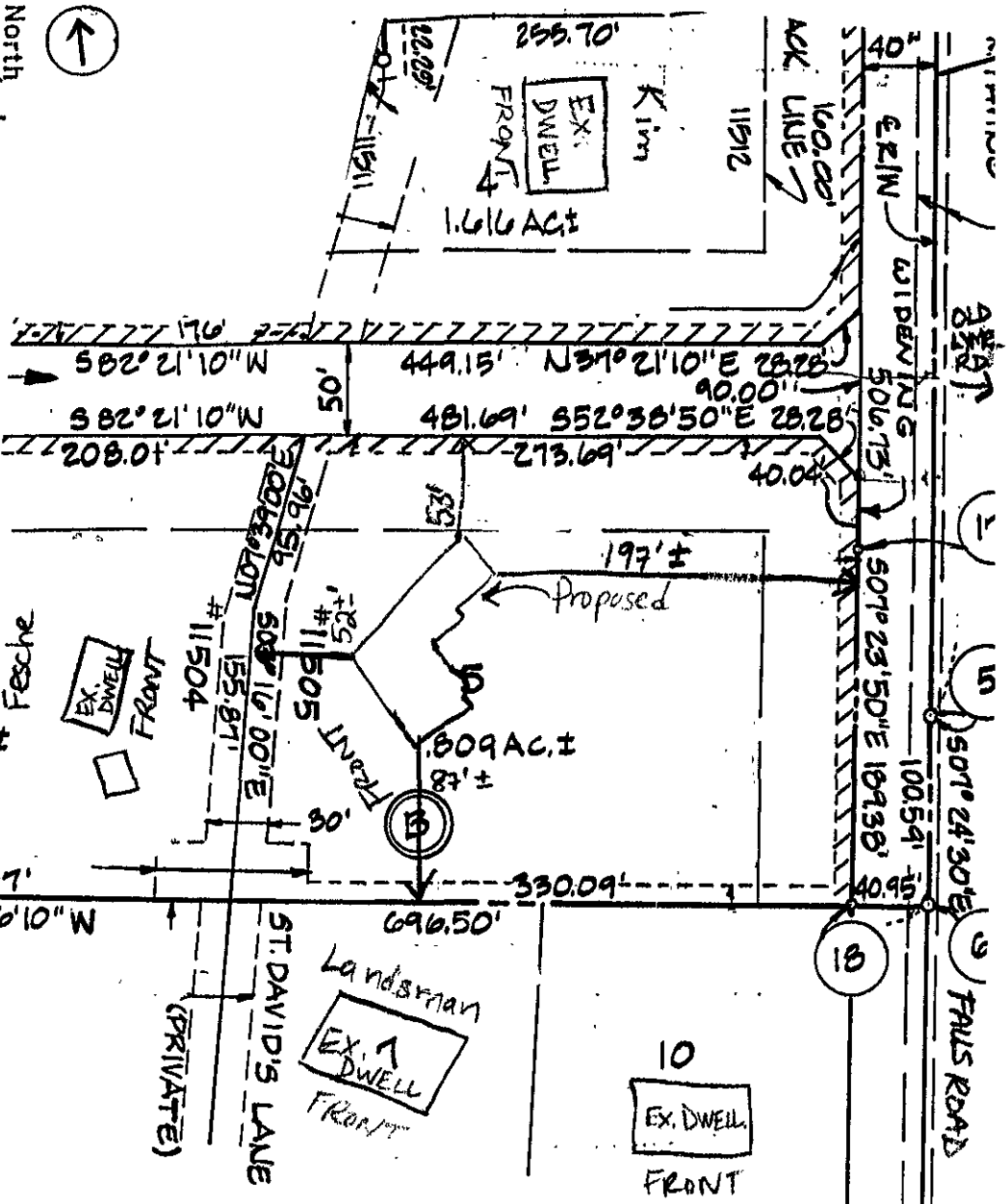
PROPERTY ADDRESS: 11505 St. David's Lane

Subdivision name: The Clearings

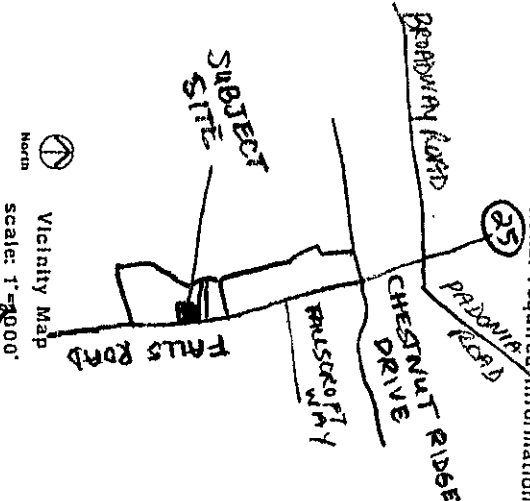
Plat book # 50, folio # 143, lot # 5, section # 2

OWNER: Willem + Sarah Cassard, Edwin + Alice Cassard

see pages 5 & 6 of the CHECKLIST for additional required information



10
EX. DWELL
FRONT



LOCATION INFORMATION

Election District: 8

Councilmanic District: C-3

T=200' scale map #: NW 13D

Zoning: RC-5

Lot size: 1.809 78,800 square feet

acreage

SEWER: ☐ public ☒ private
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

94-68-A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

North
date: 4/25/96
prepared by: SMC/arcad

Scale of Drawing: 1" = 100'

MICROFILMED

2-3--96

Nina S. Watts
O'Connor, Piper and Flynn Realtor
1402 York Rd
Lutherville, MD 21093

Dear Mrs Watts,

The Clearings Association architectural review committee has studied the house plans you submitted for the Cassard family. We find no objections with the design and building materials and enthusiastically welcome the home as a handsome addition to our community.

There was some concern from the immediate neighbors about the positioning of the house on the lot. It is hard to tell from the small drawing of the lot just where the house sits in relationship to the Fesche's house immediately across St. David's lane and the Kim's house adjacent to the north of the lot. The concern is that the side of the proposed house with garage entrances not face directly at the front of any one of the neighboring houses. It would be our recommendation that the house be situated such that the garages be angled towards the open golf course just north of the Fesche's house. This angle would give the inlaw's wing a view of the golf course, would give a dramatic view of the front of the house to someone approaching from the south along St./ David's lane, and would essentially have the front entrance of the house face the Fesche's front entrance across St. David's lane.

Sincerely,



Susan Saudek
Chairperson
Architectural Review Committee
The Clearings Association



cc. Al Wordsworth, Association President

MICROFILMED

IN RE: PETITION FOR SPECIAL HEARING
W/S Falls Road, 25 ft. (+/-)
S of c/l Old Lyme Road
11505 St. David's Lane
8th Election District
3rd Councilmanic District
Edwin C.M. Cassard, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-422-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 11505 St. David's Lane in the Lutherville section of Baltimore County. The Petition is filed by Edward C.M. Cassard, Alice A. Cassard, as well as their son, Willem D. Cassard and his wife, Sandra Cassard, all property owners. Special Hearing relief is requested, pursuant to Section 1A04.3.B.6 of the Baltimore County Zoning Regulations (BCZR), to approve an in-law apartment in an R.C.5 zone. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Edwin C.M. Cassard, Willem D. Cassard and Sandra D. Cassard. There were no interested persons or Protestants present.

Testimony and evidence offered was that the subject property is 1.809 acres in area, zoned R.C.5. The site, although bearing a St. David's Lane address, abuts Falls Road just south of that roadway's intersection with Padonia Road. Previously, the site was unimproved, however, the Petitioners have acquired the property and are constructing a single family dwelling thereon. As shown on the site plan, the single family dwelling will contain a wing which is to be utilized as an in-law apartment. In this regard, it was noted at the hearing that Alice A. Cassard is elderly, is

in poor health and is wheelchair bound. In order to provide an appropriate environment for her care, her husband and son have acquired the subject property for construction of the proposed dwelling. The Petitioners indicated at the hearing that they understood that the apartment to be constructed could be utilized only by Mrs. Cassard or another member of the family and could not eventually be converted to a rental unit. Moreover, a letter was submitted from The Clearings Association (Petitioners' Exhibit No. 2), which indicates support for the subject Petition.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, I am persuaded that the Petition for Special Hearing shall be granted. It need be emphasized that the in-law apartment can be utilized only as the names suggest; that is, only for family members. Upon the death or relocation of Mr. and Mrs. Cassard, Sr., the apartment cannot be utilized as a rental unit or for individuals other than family members.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of June, 1996 that approval to allow an in-law apartment in an R.C.5 zone, pursuant to Section 1A04.3.B.6 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att.

- 2 -

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 27, 1996

Mr. and Mrs. Edwin C.M. Cassard
6005 Ready Avenue
Baltimore, Maryland 21212

Mr. and Mrs. Willem D. Cassard
6005 Ready Avenue
Baltimore, Maryland 21212

RE: Petition for Special Hearing
Edwin C.M. Cassard, et al, Petitioners
Case No. 96-422-SPH
Property: 11505 St. David's Lane, Lutherville

Dear Mr. and Mrs. Cassard:

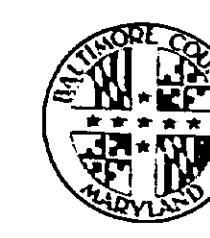
Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 11505 St. David's Lane, Lutherville, MD 21093
96-422-SPH which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an in-law apartment in RC-5 zone. (SEC. 1A04.3.B.6)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owners
Edwin C.M. Cassard / Alice A. Cassard
Willem D. Cassard / Sandra D. Cassard
Address: 6005 Ready Ave (410) 533-5798
Baltimore, MD 21212
Phone No. 21212
Name, Address and phone number of representative to be contacted
Aline Watts, O'Connor Piper & Flynn
1402 York Road
Lutherville, MD 21093
823-5671

ESTIMATED LENGTH OF HEARING
Unavailable for Hearing Next Two Months

ALL OTHER DATE 4/26/96

421

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 6/17/96
Posted for: Edward C.M. Cassard
Petitioner: Edwin C.M. Cassard, et al
Location of property: 11505 St. David's Lane
Location of Sign: 6005 Ready Ave, 6005 Ready Ave, 6005 Ready Ave
Remarks:
Posted by: [Signature] Date of return: 6/24/96
Number of Signs: 1

Zoning Description

Zoning description for 11505 St. David's Lane, Lutherville, MD 21093.
Beginning at a point on the west side of Falls Road which is 50 feet wide at the distance of 25 feet ± south of the centerline of the nearest improved intersecting street Old Lyme Road which is 50 feet wide. Being Lot # 5, Block B, Section 2, in the subdivision of The Clearings, as recorded in Baltimore County Plat Book # 50 Folio # 143 containing 1.809 acres. Also known as 11506 Falls Road and located in the 8th election district. C-3

CERTIFICATE OF PUBLICATION

TOWSON, MD. 5th, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5th, 1996.

THE JEFFERSONIAN,

LEGAL AD. TOWSON, MD.

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/20/96 ACCOUNT: 96-422-SPH
AMOUNT: \$ 25.00
RECEIVED FROM: JEFFERSONIAN
ITEM # 42
FOR: TOWSON, MD
\$3491402391040C \$25.00
BALANCE: 117904-2A-96
VALIDATION OR SIGNATURE OF CARRIER

TO: POTENTIAL PUBLISHING COMPANY
May 5, 1996 Issue - Jeffersonian

Please forward billing to:

Aline Watts
O'Connor Piper & Flynn
1402 York Road
Lutherville, MD 21093
823-6111

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-422-SPH (Item 421)
11505 St. David's Lane
W/S Falls Road, 25' +/- S of c/l Old Lyme Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Edwin C.M. Cassard, Alice A. Cassard, Willem D. Cassard and Sandra D. Cassard

Special Hearing to approve an in-law apartment.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

at Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-422-SPH (Item 421)

11505 St. David's Lane

W/S Falls Road, 25' +/- S of c/l Old Lyme Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Edwin C. Cassard, Alice A. Cassard, Willem D. Cassard and Sandra D. Cassard

Special Hearing to approve an in-law apartment.

HEARING: THURSDAY, JUNE 6, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Carl Jablon

Arnold Jablon

Director

cc: Edwin C. M. Cassard, et al
Kia Watts

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 31, 1996

Edwin and Alice Cassard
6005 Ready Avenue
Baltimore, MD 21212

RE: Item No.: 421
Case No.: 96-422-SPH
Petitioner: Edwin Cassard, et ux

Dear Mr. and Mrs. Cassard:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 96.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/16/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 06, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 410, 411, 413, 414, 415, 416, 417, 418, 419, 420, 421 AND 422.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 887-4881. MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: *May 6, 1996*

DATE: *5-15-96*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 410
411
412
413
414
415
416
417

RBS:sp
BRUCE2/DEPRM/TXTSPB

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555

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: May 2, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 410-416 and 418-420 and 421 *9/12/96*

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kline*

PK/JL

ITEM410A/PZONE/ZAC1

RE: PETITION FOR SPECIAL HEARING
11505 St. David's Lane, W/S Falls Road,
25' +/- S of c/l Old Lyme Road
8th Election District, 3rd Councilmanic
Legal Owner(s): Edwin, Alice, Willem and
Sandra Cassard
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-422-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*ZC HRCG
THURS. 6/6*

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carol S. Demilio
CAROL S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this *6th* day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Nina Watts, O'Connor, Piper & Flynn, 1402 York Road, Lutherville, MD 21093, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

January 24, 1996

Department of Permits and Licenses
Baltimore County
111 W. Chesapeake
Towson, MD 21204

Dear Department Representative:

The Ashley Group, Ltd is in the process of applying to Baltimore County on our behalf for permits to construct a dwelling at 11505 St. David's Lane (Lot #5, Block B, The Clearings) in Lutherville, MD. Because of the unique design of our home, we were asked to provide this letter to explain that our proposed house is intended only for a single family.

We are building this home jointly with my husband's parents in an effort to reduce the hardship my father-in-law experiences in caring for his wife on a daily basis. They need a dwelling which is designed to accommodate her handicapped needs while providing enough space for two people to live comfortably. A second kitchen is needed, as well, to conform to her special needs. Our combined home will enable my husband and I to participate in her care and relieve some of the burden on my father-in-law.

Please be assured that when the inevitable does occur, we have no intention or desire to rent any part of this house. In conformance with Baltimore County zoning code and all applicable building codes, at no time will anyone other than family members occupy any part of this house. Should we decide to sell this house some day, we will make this requirement clear to any potential buyers of the house.

Please feel free to contact the Ashley Group, Ltd. if you need any more information from us.

Sincerely,
Sandra D. Cassard
Sandra D. Cassard

PLEASE PRINT CLEARLY

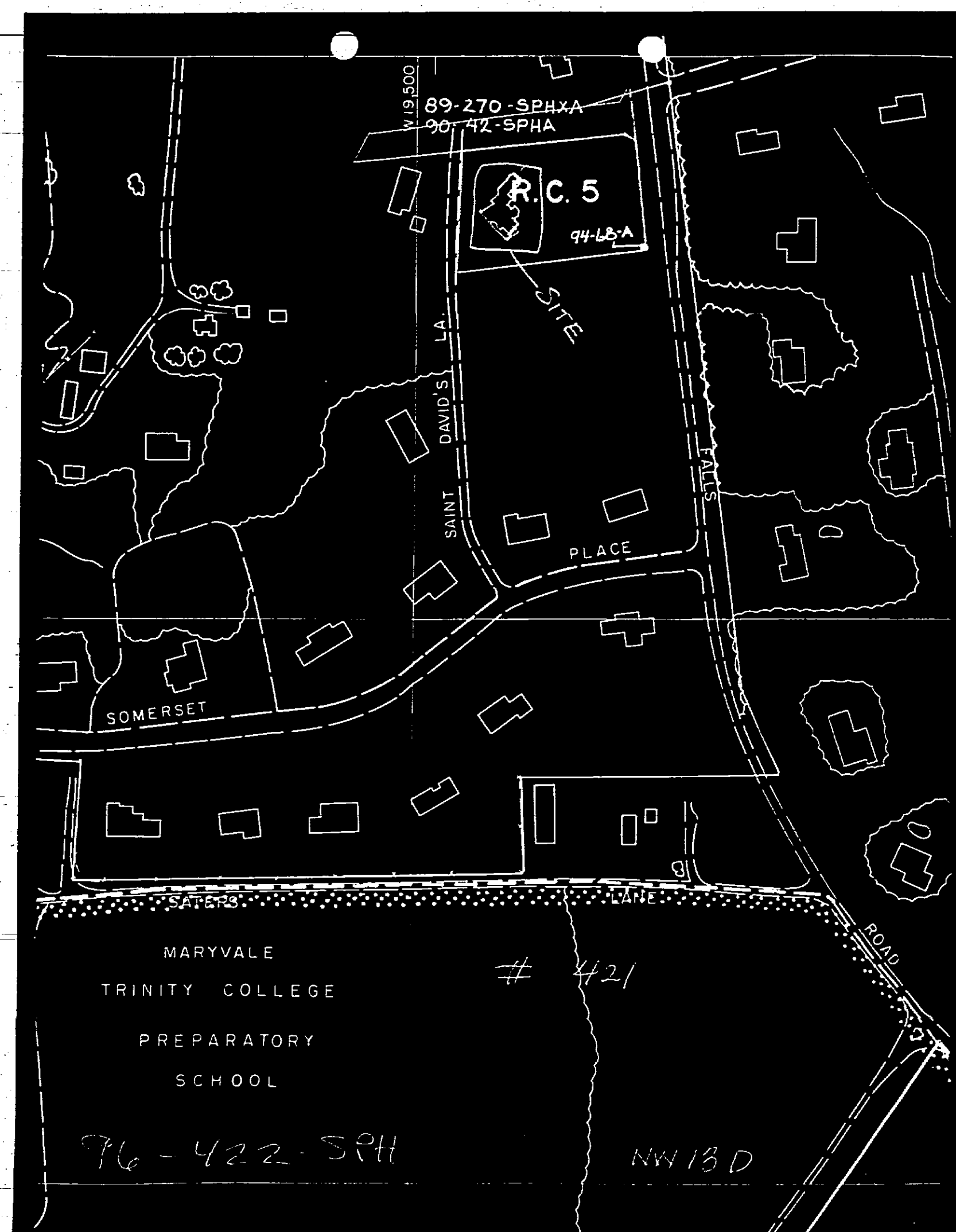
PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Walter R. Cassard
William D. Cassard
Sandra D. Cassard
John Cassard

6005 Ready Ave
Balt, MD 21212
3820 INVERNESS DR
CHEVY CHASE MD 20815



Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 11505 St. David's Lane

Subdivision name: The Clearings

Plat book: 50, folio: 142, lot: 5, section: 2

OWNER: William & Gloria Cassard; Edwin & Alice Cassard

See pages 5 & 6 of the CHECKLIST for additional required information

LOCATION INFORMATION

Election District: 8

Councilmember District: C-3

1"=600' scale map: NW 13 D

Zoning: RC-5

Lot size: 1.809 acres

28,720 square feet

SEWER: ☐ WATER: ☒ CHESTERBAY CRITICAL AREA: ☐ Prior Zoning Hearings: 94-68-A

Zoning Office USE ONLY!

Reviewed by: ITEM #: 421 CASE #:

North arrow pointing up

date: 4/25/01

prepared by: M. W. W.

Scale of Drawing: 1"=100'

ST. DAVID'S LANE (PRIVATE)

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